



SAMUEL WOOD

15 Kenwood Drive, Shrewsbury, Shropshire, SY3 8SZ

Offers In The Region Of £395,000



15 Kenwood Drive

Shrewsbury, Shropshire, SY3 8SZ



- Three Bedroom Detached Property
- Functional Kitchen with Upgrade Potential
- Family Bathroom - Ready for a Modern Touch
- Near Esteemed Schools & Excellent Amenities
- Great Transport Links to Town & Beyond
- Spacious Living & Dining Rooms
- Conservatory, Utility Room & Ground Floor WC
- Driveway & Garage
- Close to Royal Shrewsbury Hospital
- EPC Rating D

15 Kenwood Drive is a cherished three bedroom detached home located within the confines of a sought-after cul-de-sac, and offers a harmonious blend of comfort and potential. While the property would benefit from some modernisation, it presents a unique opportunity for discerning buyers to infuse their personal touch and create a bespoke lifestyle opportunity. This property represents a canvas awaiting transformation, situated in a prime location that combines suburban tranquillity with urban convenience, viewing is highly recommended to fully appreciate the potential and lifestyle on offer.

The reception hall provides access to the main living spaces, setting the stage for an inviting atmosphere. The through living room is spacious, designed for both relaxation and family gatherings, while the adjacent separate dining room offers a formal space for meals and entertaining. The kitchen, all though functional, presents an excellent opportunity for contemporary upgrades, enhancing its usability and aesthetic appeal. Complementing the ground floor is a utility room and a conveniently located WC, adding to the home's practicality.

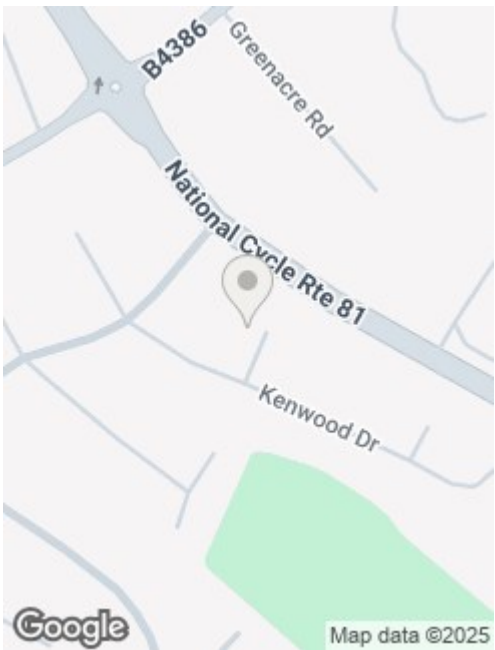
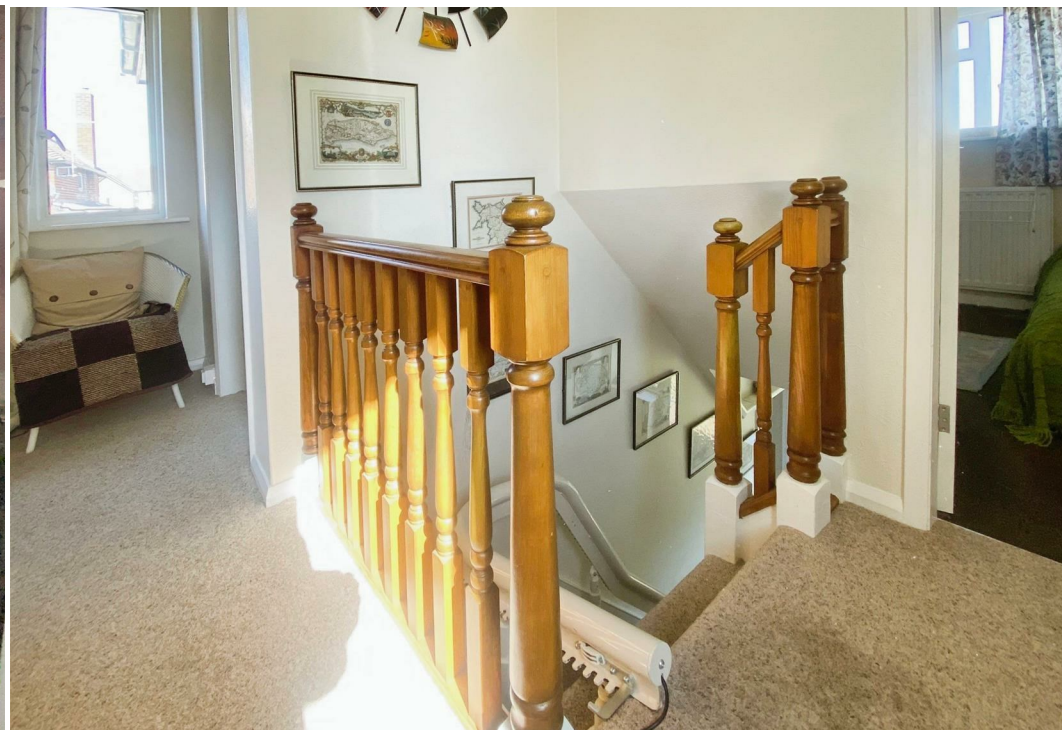
Upstairs, the property features a spacious landing and three well-proportioned bedrooms, including two doubles and one single, making it ideal for families or professionals in need of additional space. The family bathroom, equipped with essential fixtures, also provides the chance for modern refurbishment to suit personal tastes.

Outside, the home benefits from a private driveway leading to the garage, offering off-road parking and additional storage solutions, ideal for growing families or those with multiple vehicles. The property has an enclosed rear garden with sun terrace, lawn area, mature trees and shrubs.

The location of 15 Kenwood Drive enhances its appeal, especially for families and commuters. Esteemed schools such as Woodfield Infant School & Nursery and St George's Junior School are nearby, ensuring excellent educational opportunities. Additionally, the renowned Royal Shrewsbury Hospital is within easy reach, offering peace of mind for healthcare needs. Transport links are another major advantage, with well-connected road networks facilitating effortless commutes to Shrewsbury town centre and beyond.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic Mbps, Superfast Mbps & Ultrafast Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk:

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

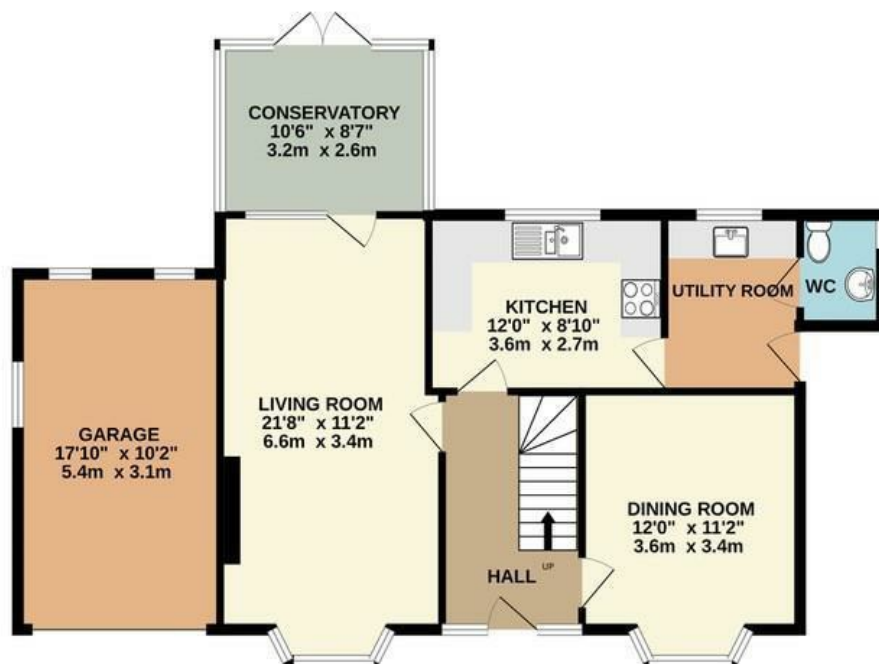
These details are awaiting final approval and may be subject to some changes.



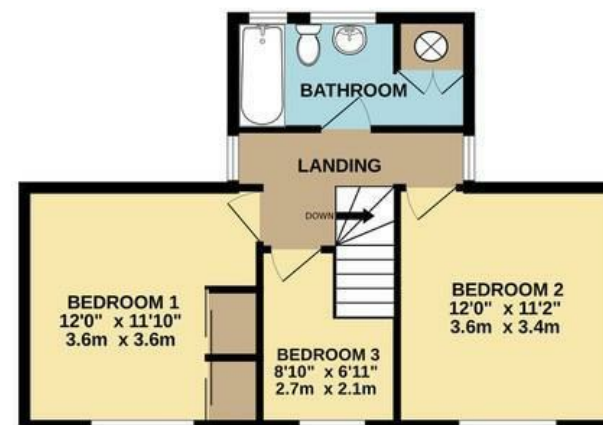


Floor Plans

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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